

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING; September 15, 1971

Appeal No. 10907 Norman J. Farquhar, Appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, Appellee.

On motion duly made, seconded and carried with Messrs. Mackey and Scrivener absent, the following Order of the Board is entered at the meeting of September 21, 1971.

EFFECTIVE DATE OF ORDER: December 9, 1971

ORDERED:

That the appeal for a variance from the minimum lot width requirements of the R-2 District to permit erection of two semi-detached dwellings at 4554 C Street, S.E., lots 882, 803 and 804, Square 5351, be GRANTED.

FINDINGS OF FACT:

1. The subject property is located in an R-2 District.
2. The property is unimproved, vacant land.
3. The appellant requests permission to construct two semi-detached dwellings through a variance from the minimum lot width requirements.
4. The property under consideration is land at the bottom of a hill, which has been filed and test borings indicate it will be considerable cost for additional foundations to support poorly filled ground.
5. The property is surrounded on two sides by R-5-A zoning.
6. No opposition was registered at the public hearing as to the granting of this appeal.

OPINION:

We are of the opinion that the appellant has proved a hardship within the meaning of the variance clause of the Zoning Regulations and that denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Appeal No. 10907
December 9, 1971
Page 2

Further we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the zoning regulations and map.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:

GEORGE A. GROGAN
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DIRECTOR OF INSPECTIONS WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.